



Ty Capel, Rhyd Ddu, Caernarfon, Gwynedd

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Ty Capel, Rhyd Ddu, Caernarfon, Gwynedd, LL54 6TF

A spacious extended detached family home and gardens with dramatic Snowdon views in peaceful Rhyd Ddu

Caernarfon 9.2 miles, Bangor Station 13.1 miles
(Chester 66 mins), A55 (J11) 15.7 miles

Entrance hall | Sitting room | Drawing room
Dining room | Kitchen | Utility | Cloakroom
Shower room | 4 Bedrooms | Family bathroom
WC | Garden room | Detached Garage
EPC Rating E

The property

Ty Capel is a spacious extended rural residence that offers a variety of versatile and light-filled accommodation arranged across two floors.

The central entrance hall with a stairway to the first floor opens into the expansive dual-aspect sitting room, with its feature fireplace, log burning stove, inset range cooker and store cupboard. The room flows naturally into the extended vaulted drawing room, a multi-aspect space making the most of the impressive views, with a floor-to-ceiling glazed window unit and a unique log-burning stove with exposed flue atop an elevated stone-laid hearth. The charming front-facing dining room also has a feature fireplace among an exposed stonework wall, alongside which is the galley kitchen with its range of cabinetry and appliances. Completing the floor is a useful utility room, a modern shower room and an adjacent cloakroom.

The first floor houses a well-appointed family bathroom and a cloakroom alongside, as well as four well-proportioned and comfortable bedrooms with tranquil views of the surrounding landscape.

Outside

The property benefits from a well-sized private plot in idyllic surroundings, approached via a large gravelled driveway which gives access to the detached garage with adjoining workshop and WC. The garden comprises a generous proportion of level lawn enclosed with a stone-built wall and with various shrub borders. A paved wrap-around terrace wrap offers the ideal spot to take in the views and dine al fresco, whilst the dedicated garden room with its bi-folding glass doors has a range of adaptable potential uses.

Location

The property is located within the picturesque village of Rhyd Ddu, with a plethora of outdoor pursuits available from the front door. The village is also a stop for the Welsh Highland Steam Railway and the starting point for walks up Snowdon. The nearby town of Caernarfon provides a wide range of shopping, educational and recreational facilities along with a scenic coastline. The city of Bangor with its university and mainline railway station is also within easy reach.

The property is situated just off the A4085, with easy access to the A55 expressway for convenient road links further afield.

General

Local Authority: Gwynedd Council

Services: Mains water and electricity. Oil central heating and mains drainage.

Council Tax: Band E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

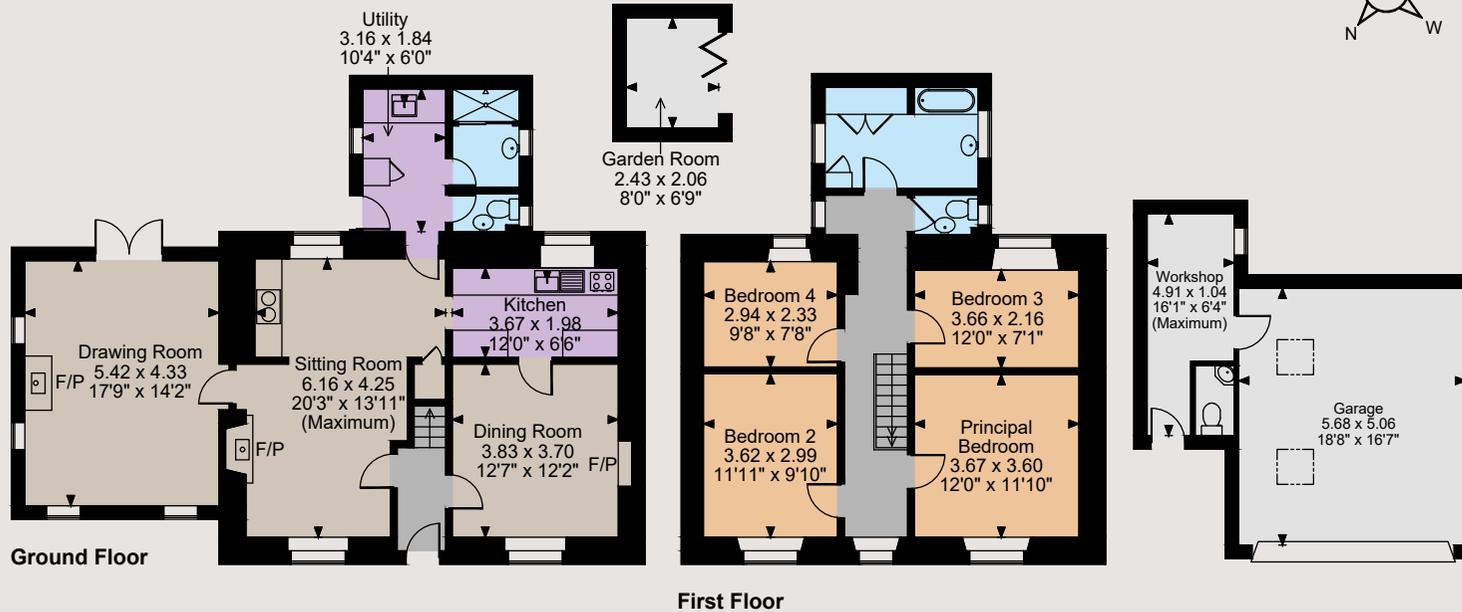
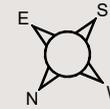
Guide Price: £525,000

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.





Floorplans
 House internal area 1,657 sq ft (154 sq m)
 Garden room internal area 54 sq ft (5 sq m)
 Garage internal area 359 sq ft (33 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Caernarfon head south-east, following the A4085 for 7.8 miles, passing the Cwellyn Arms, shortly after the property will be on the left.

What3words:

The what3words app will take you to the precise property location.

<https://what3words.com/reward.loops.ambitions>

Chester

The Coachworks, Northgate Street, CH1 2EY

01244 354880

chester@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

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